

**ORDINANCE NO. 2012-23**  
**AN ORDINANCE AMENDING THE ZONING ORDINANCE**  
**TO ESTABLISH A PUD, PLANNED UNIT DEVELOPMENT**  
**DISTRICT AT 6500 FRANCE AVENUE**

The City Of Edina Ordains:

**Section 1.** Subsection 850 is hereby amended to add the following Planned Unit Development (PUD) District:

**850.23            Planned Unit Development Districts (PUD)**

**Subd. 2.            Planned Unit Development District-3 (PUD-3) – Edina Medical Building**

**A.            Legal Description:**

All of Lot 4 and the Easterly 56.44 feet of Lot 3, Block 2, Southdale Office Park Second Addition. Hennepin County, Minnesota.

And,

Lot 3, Block 2, except the Easterly 56.44 feet thereof, Southdale Office Park Second Addition, Hennepin County, Minnesota.

**B.            Approved Plans.** Incorporated herein by reference are the 6500 France Edina Medical Building plans received by the City on November 6, 2012, except as amended by City Council Resolution No. 2012-176, on file in the Office of the Planning Department under file number 2012-003.12a.

**C.            Principal Uses:**

All principal uses allowed in the Regional Medical District (RMD) Zoning District, except drive-through uses.

**D.            Accessory Uses:**

All accessory uses allowed in the Regional Medical District (RMD)

Off-street parking facilities

Produce stands pursuant to permit issued by the City Manager.

Signs allowed per the Regional Medical District.

**E.            Conditional Uses:**

None

**F. Development Standards. Development standards per the RMD Zoning District, except the following:**

**Building Setbacks**

Front – France Avenue	25 feet
Front – 65 <sup>th</sup> Street	25 feet
Side – West	100 feet
Rear – South	30 feet

**Parking Ramp Setbacks**

Front – France Avenue	80 feet
Front – 65 <sup>th</sup> Street	25 feet
Side – West	15 feet
Rear – South	20 feet

Building Height	five stories and 62 feet
Maximum Floor Area Ratio	100%

**Chiller/Mechanical Equipment Setbacks**

If the footprint is larger than 36 square feet in area or 6 feet in height, utility and/or mechanical equipment shall be required to meet the above Front Setback requirements. The Side and Rear setback requirements shall be 6 feet. Mechanical Equipment must also meet the following conditions:

1. All mechanical equipment accessory to any building, shall be screened from all lot lines and streets in accordance with Section 850.10. Subd. 2.C.
2. Noise from mechanical equipment shall be subject to the City's Noise regulations in accordance with Section 1040.

**Section 3.** This ordinance is effective immediately upon its passage and publication.

First Reading: December 18, 2012

Second Reading: Waived

Published: May 2, 2013

Attest \_\_\_\_\_  
Debra A. Mangen, City Clerk

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James B. Hovland, Mayor